

Essex Building Committee

MEETING MINUTES

WED December 7, 2016

Essex Town Hall Room B 8 AM

Building Committee members in attendance:

Bruce Glowac
Leigh Rankin
Kelly Sterner

Others in attendance:

Norman Needleman, First Selectman
Bob Doane, Doane Engineering
Gary Riggio, Riggio & Sons
Dave Caroline, Public Works (absent)
Denise Von Dassel

Meeting called to order at 8:05 a.m.

Approval of previous meeting minutes:

Bruce Glowac moved to approve the minutes of November 30, 2016, seconded by Kelly Sterner. Passed. Motion carried.

Old Business:

- a. Town Hall - Joist repairs – Gary indicated that the engineer found more cracks towards the front in the bays. Bruce suggested we continue pulling bead board down and inspect the final section. These joist inspections and repairs need to be addressed before the new ceiling, audio and smoke alarms go in. They will try to get the drilling done before or after work hours. Bruce asked Gary if the extra help will help to get this done quicker. Gary will coordinate with fire alarm people to wait until the joists are completed.
- b. Ceiling – Gary reviewed the breakdown of the Town Hall Auditorium suspended ceiling costs that he received from Acoustical Designs. The quote came in at \$5 sq. foot for an approximate total of \$10,200.00.

Bruce moved to accept the price from Acoustical Designs for an approximate total of \$10,200.00 for replacement of the Town Hall Auditorium suspended ceiling, seconded by Kelly Sterner. Passed. Motion Carried.

- c. The Wall – Material has been delivered. Sean will be back today to work on it. Gary called into gate guy to check on a gate and is waiting to hear back.
- d. LED lighting – Kingspan Energy came into look at the Auditorium and sent a quote to Bruce for the Auditorium Lighting and it would cost approximately \$175.00 per light for Deco digital SFP-LED dimmable lights which are also rebateable. Everyone agreed we should go with them.

Bruce Glowac made a motion to go with the invoice for lights from Kingspan Energy for the Auditorium for a total amount of \$4,200.00 (lights only), seconded by Leigh Rankin. Passed. Motion Carried.

- e. Lead abatement – Nothing to report.
- f. Ivory Street Bridges - Bob Doane indicated that Ivory Street Bridge is 99% complete we are just waiting for rails. You can drive through but road closed signs will remain up until railings are in place. A section of pavement has been rejected as it got stretched . We will wait until Spring to patch. Their plans are to mill and replace the rejected section. Railings could be in as early as this week. Arrow is still scheduled to repair the lift rings. Shoulders were done yesterday. Parking for the Land Trust needs to be re-compacted with larger stone added.
- g. Town garage, heating systems – done.
- h. Town Hall fire alarms – currently being worked on, they asked for a floor plan and Kelly gave them the one from 1974.

New Business:

- a. Lavatory renovation design – Denise indicated Gary informed her from the last discussion on the bathrooms prior to the Land Use renovation was to go with just one shower bathroom (an ADA compliant, unisex handicap bathroom with a shower). Everything then went on hold. Leigh suggested giving Denise a budget number and see what she can do with that. It was discussed that one or two bathrooms should be unisex on the first or second floor. The men’s room would be the most viable one to renovate as it is the bigger one or to go with the smaller one based on a single occupant. Denise will re-measure to double check. She will go back and draw up the unisex bathrooms (one with a shower and baby changing table, etc.) as well as all the additional bathroom renovations along with the costs. According to Kelly our current budget for the bathroom renovations is \$125K. Discussion ensued on some of the

renovation requests being the floors (having a drain), ceiling (no drop), a fan and walls (tile – will depend on cost).

Norman briefly discussed the back stairwell and would like to see sheetrock, and maybe wainscoting on the walls and remove the old square tile on the landing platforms.

He also requested if there is any money left over; he would like us to look at the police department to make it brighter with windows.

Approval of invoices:

Kelly submitted 4 invoices for approval:

Venuti invoice for progress payment \$125,400 and this leaves a balance of \$38,925. This is for work done on Ivory Street Bridge and signed off by Bob Doane.

Bruce Glowac made a motion to approve the invoice from Venuti for \$125,400, seconded by Leigh Rankin. Passed. Motion Carried.

Two invoices received from Thermomedics - 1) for the A/C at the Dog Pound and the heating at Public Works. First invoice totals \$3,908 for the A/C and 2) Second invoice for the heating system at Public Works for \$24,259.

Bruce Glowac made a motion to approve the above two invoices from Thermomedics in the above amounts, seconded by Leigh Rankin. Passed. Motion Carried.

Invoice from Suburban for the Mobile Track Shelving for a payment in the amount of \$12,857.00 minus 25% as the job is not yet complete.

Bruce Glowac made a motion to approve the payment to Suburban in the amount of \$12,857.00 minus 25% retainage, for the Mobile Track Shelving, seconded by Leigh Rankin. Passed. Motion Carried.

Balance to be paid upon installation and acceptance.

Other business:

Leigh submitted the service contract for Thermomedics to Kelly for the Town Hall A/C system which covers the air handlers. Kelly will check with Tom to see if he will draw up one for the boilers going forward.

Bruce further discussed the issue downstairs and will approach Gary to see if his people could work on weekends or at night to get this project done. Bruce will talk to him and let everyone know.

Adjournment:

Bruce Glowac made a motion to adjourn the meeting at 9:05 a.m., seconded by Leigh Rankin. Passed. Motion Carried.